

Prepared By and Return To:

Name: Michael F. Modestino, Esq.
639 Granite Street, Suite 204
Braintree, MA 02184

Special Warranty Deed

THIS INDENTURE, made effective the 25th day of March, 2011, between James Mark Colantonio, a single man, whose address is: 91 Catherine Drive, Abington, Massachusetts 02351, hereinafter called the Grantor, and James M. Colantonio, as Trustee of The Colantonio Family Trust, under a Declaration of Trust dated March 25, 2011, with a Certificate of Trustee to be recorded herewith, hereinafter called Grantee, whose address is: 91 Catherine Drive, Abington, Massachusetts 02351.

(Wherever used herein the terms "Grantor and Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations)

WITNESSETH: the Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged by these presents does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in HERNANDO County, Florida, viz:

Lot 9, Block 957, Spring Hill Unit 15, according to Map or Plat thereof as recorded in Plat Book 9, Page 10, of the Public Records of Hernando County, Florida.

AKA: 3223 Wiltshire Avenue, Spring Hill, FL 34608

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of Record, if any, all applicable zoning ordinances, and Taxes for the current year and all subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

AND the Grantor hereby covenants with said Grantee that is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

Wherever the text in this Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

**Signed, sealed and delivered
in our presence:**


James Mark Colantonio

Eileen J. Dunning
Witness

~~Witness~~

Witness

Witness

COMMONWEALTH OF MASSACHUSETTS)
) ss.
COUNTY OF NORFOLK)

Michelle M. Williams
Signature of Notary Public

Michael F. Modestino

Printed Name of Notary Public

My Commission Expires: October 26, 2012

MICHAEL F. MODESTINO
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 26, 2012